



# STARK FARM GO SITE

## FEEDING SUCCESS: 152 ACRES IN NEO READY FOR FOOD MANUFACTURING

Fohl St SW & Sterilite St NE, Navarre, Ohio 44662

### SITE HIGHLIGHTS

- 28 or 125 contiguous, development-ready acres available
- **Zoning:** Industrial; food processing permitted by right
- All due diligence completed: Phase I ESA, Geotechnical, Wetlands, Cultural Resources, Endangered Species
- **Robust Utilities:**
  - Water: 12" line, 1.2 MGD
  - Sewer: 27" line, 300K GPD (expandable to 2 MGD)
  - Electric: 69KV on-site; 277/480V 3-phase with redundancy; substations nearby
  - Gas: 8" line, 65 psi
- **Logistics:** 1.5 miles to SR 21, 3 miles to US 30, 10 miles to I-77
- Served by **SARTA Bus Route 157** (morning, afternoon, evening)
- Adjacent to **Wheeling & Lake Erie Rail (Class II)** with transload access
- Rectangular boundary suitable for single-tenant, food-grade facility
- Outside 100- and 500-year floodplains

### FOOD PRODUCTION ADVANTAGE

Ohio ranks #2 nationally in food manufacturing employment, and Northeast Ohio is home to more than 2,000 food companies. Stark Farm offers the workforce, infrastructure, and supply chain connections food producers need.

- **Labor Force:** 1,890 food processing workers within 30 minutes (2.46x national average)
- **Proven Location:** Recent projects include Hendrickson (200,000 SF) and Tractor Supply (895,000 SF)

### SITE DETAILS

- Price: \$100,000 per acre
- Ownership: Stark Board of Trade (single owner)
- Incentives: Within a JEDD; local and state incentives available

### COMPANIES NEARBY

- **Processors:** Smucker Co., Sugardale Foods, Brewster Cheese, Case Farms, Shearer's Foods
- **Wholesalers:** Smith Foods, Frito-Lay, Walnut Creek Foods, Fresh Mark Inc.
- **Manufacturers:** Republic Steel, The Timken Company, Gradall Industries, Diebold Nixdorf



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